

**AUBURN CITY COUNCIL
AND
AUBURN URBAN DEVELOPMENT AUTHORITY
JOINT SESSION MINUTES
April 23, 2007**

The Joint Session of the Auburn City Council and the Auburn Urban Development Authority was held in the Council Chambers, City Hall, 1225 Lincoln Way, Auburn, California on Monday, April 23, 2007 immediately following the Regular Session of the City Council at 6:00 p.m. with Mayor/Chair Robert Snyder presiding and City Clerk/Secretary Joseph G.R. Labrie recording the minutes.

**CALL TO ORDER
ROLL CALL:**

Council Members Present: Kevin Hanley, Keith Nesbitt, Bridgett Powers, Bob Snyder,

Council Members Absent: J. M. Holmes

Authority Members Present: Kevin Hanley, Keith Nesbitt, Bridgett Powers, Bob Snyder

Authority Members Absent: J. M. Holmes

Staff Members Present: City Manager/Executive Director Robert Richardson, City Attorney Michael Colantuono, Community Development Director Will Wong, Administrative Services Director Andy Heath

1. **Public Comment**

None.

PUBLIC HEARING (Continued from April 9, 2007)

Mayor Snyder announced that this was a continuation of the Joint Public Hearing, opened April 9, 2007, to consider and act upon the proposed amendment and restated Redevelopment Plan for the Auburn Redevelopment Project. He stated, "The purpose of the amended plan is to amend the existing Redevelopment Plan to add certain areas to the project area, extend certain time limits with respect to the original project area and make other conforming textual

changes to the Redevelopment Plan.” He explained the procedures for testimony.

2. **Auburn Redevelopment Plan, Amendment No. 1**

City Manager/Executive Director introduced Ernie Glover of GRC, Don Fraser of Fraser and Associates and Iris Yang of McDonough, Holland and Allan.

Mr. Glover briefly summarized the Implementation Plan. He stated, “It is a document which specifies and outlines the activities of the Redevelopment Agency that it intends to undertake every five years.” He said it will be combined with the existing Implementation Plan for the existing project area when the plan is reviewed in fiscal year 2008-2009.

He also explained the Planning Commission’s resolution concurring with the Agency’s consideration to remove certain territory from the project. He advised that several parcels, initially separated at the program’s inception, have since been combined into a single unit. Therefore, the parcels had to be removed in order not to include territory that was originally outside the original survey area.

Written comment introduced into the record was a letter from Mr. Richardson to Mr. Procissi and a letter to Mr. Richardson, AUDA and the Council from Holly Heinzen, Assistant County Executive Officer.

Gary Targantos spoke in favor of the plan.

Ty Rowe from Bootleggers spoke in favor of the plan.

Donna Howell, 405 Linden Avenue, questioned spending tax dollars on the Union Pacific right-of-way redevelopment. She stated it should be removed from the map and not included in the district. She stated that some Placer County property was shown on the map that is not blighted. She asked if, with the proposed redevelopment tax structure, the library and the cemetery district would receive a lesser amount of tax monies. She also asked if there have been any benefits from the redevelopment plan that is already in place.

Rodney Kihare, 1201 Vintage Way, Auburn, said redevelopment was positive for Auburn and expressed his support for the plan.

Robert Knepp, 1135 Lantern View Drive, Auburn, favored the redevelopment plan.

Rob Haswell, 1630 Berlin Way, Auburn, stated his support for redevelopment.

Betty Jensen, 171 Tennis Way, Auburn, felt that redevelopment would make Auburn a more pedestrian-friendly place. She stated that in turn it will reduce the need for so many cars and, accordingly, reduce pollution.

Tilisa May, 178 Tennis Way, Auburn, stated she likes to walk and would like to see the city move ahead with lighting and sidewalks in some of the less developed areas. She voiced her support for the redevelopment plan.

Edward Jensen, 171 Tennis Way, Auburn, supported redevelopment as a way to maintain the quality of the town.

Harvey Eisley, 12450 Leads Drive, Auburn, stated that he was opposed to the redevelopment plan. He asked when the first redevelopment began and how much has been acquired in property tax revenue. He asked questions regarding Highway 49 redevelopment and the beautification of the area between In-and-Out Burger and Marguerite Mine Road. He was concerned with the amount of money to be spent as opposed to what the city can financially gain from it.

Earl Eisley, 380 Nevada Street, Auburn, told the Council that he was opposed to the redevelopment project. He stated that the report states there is no land use for agricultural and his nursery is agricultural with a commercial building for retail purposes. He said that the nursery area of Nevada Street is not blighted and presented pictures of his home and the greenhouses. He stated that all commercial property should be excluded from eminent domain. He said a debt is about to be encumbered and should be voted on by the people.

Lisa Kodl, 107 Meadowlark Court, Auburn, stated that she has a business within the proposed expansion area. She expressed her support for the redevelopment project.

Cheryl Maki, past Mayor of Auburn, advised that when she became a Council Member in 1994 there was a redevelopment area which had been in place for fifteen years. She stated that the city has never taken anyone's property, used eminent domain or ever harmed anyone's businesses. She stated that since 1994 the city has not only saved money, but utilized redevelopment money to preserve, protect and improve the infrastructure. She added that now the city will have the opportunity, in the expansion of the redevelopment area, to use some redevelopment money for improvements in the community. She stated her support of the redevelopment area.

Jerry Wilfley, 10100 Snowy Owl Way, Auburn, stated his support for the redevelopment plan.

Vernon Krause, 350 Timberline Lane, Auburn, stated that redevelopment areas are necessary, but assessment of “blight” is rather open-ended. He said he was concerned about the Eisley’s property. He recommended that it should stay agricultural and be exempt from the redevelopment area.

Dick Weber, 170 Racetrack Street, Auburn, said he was in support of Eisley and other business owners like him. He stated there are ways to improve properties other than eminent domain.

Norm Johnson, 11885 Mt. Vernon Street, Auburn, stated that he is opposed to the plan because of poor development, poor engineering and poor planning of the apartment complex next to him that the City Council and City Planning Commission allowed. He stated that it is his understanding that the curbs, gutters and sidewalks were paid with redevelopment money in addition to fees waved to the developer for construction. He asked if all the other property owners in the redevelopment area will be given the same consideration as was given the developer. He said he supported Mr. Eisley.

Harvey Roper, Member of the Economic Development Commission, stated that if thought that in any way redevelopment would have a negative effect on the Eiseleys, he would oppose it. He stated that he believes that redevelopment is good for the community and encouraged the Council to move ahead with it.

Dave Mackenroth stated that he is the owner of the Big O Tire shop, owner of an Auburn law firm, serves on the executive committee of the Downtown Business Association and the executive board of the Performing Arts Center. He said he was an advocate of further development of the infrastructure and commercial development. He expressed his support for the redevelopment plan.

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Richard Sanborn, Auburn resident, stated that the city is fortunate to have Eisley’s Nursery. He did not favor many aspects of the redevelopment plan and supported the Eiseleys. He said sidewalks should be the main concern. He said the city should be more bicycle-friendly.

Iris Yang responded to some of the questions. She said redevelopment is really a finance plan, not a land-use plan. She advised that the Authority

does not have the ability to change land uses. She explained that eminent domain has been included in the plan, excluding residential property, for last resort use only. She stated that, with respect to the Easley's nursery, the redevelopment plan does not include any plan to acquire any property within the project area. She explained that for the agency to acquire property there would have to be numerous public hearings and public notices, and there is nothing proposed that would effect the current use of the Easley's property.

Ernie Glover responded to questions and concerns as to why certain properties are in the redevelopment area. He explained the criteria for inclusion. He said there is likely to be future development on the railroad right-of-way. He advised that the Placer County property is an integral part of the community in the 49 corridor and is also affected "by conditions of inadequate access and circulation," and therefore, can be included in the redevelopment project area.

Don Fraser addressed some of the financial questions that were raised. He stated that those entities receiving tax monies will continue to get whatever property tax they are currently receiving. He advised that there is a different formula utilized for "how the growth will be shared." He answered Mr. Easley's question regarding how much revenue the current project area has created and what can be expected with future redevelopment. Fraser stated that currently the revenue it is about \$750,000 per year.

Fraser stated that it is not known how much bonding will be done. He said it will depend on the growth of revenues and policy decisions. He stated that the public does not get to vote on redevelopment bonds because they are not general obligation bonds. He said there is no tax increase associated with them. He advised that the redevelopment plan is an "authorizing document." It gives the agency the authority to undertake redevelopment.

By **MOTION** close the Joint Public Hearing. **MOTION: Nesbitt/Hanley/**
Approved: 4:0 (Absent Holmes)

ADJOURNMENT

Chair Snyder adjourned the meeting of the Auburn Urban Development Authority to May 7, 2007 at 6:00 p.m.

Mayor Snyder adjourned the meeting of the Auburn City Council to May 7, 2007 as an Adjourned Regular Meeting.

Robert Snyder, Mayor

Robert Snyder, Chair

Joseph G. R. Labrie, City Clerk

Joseph G. R. Labrie, Secretary

Summary minutes transcribed by Anne M. Cooley, Deputy City Clerk

Verbatim transcript by Ruth E. Diederich, Court Reports, Certified Shorthand Reporter, 1000 Sunrise Avenue, Suite 9B, PMB 346, Roseville, CA 95661.